



**UNITED STATES ENVIRONMENTAL PROTECTION AGENCY  
REGION III  
1650 Arch Street  
Philadelphia, Pennsylvania 19103-2029**

**REMEDIAL SITE ASSESSMENT DECISION - EPA REGION III**

<b>Site Name:</b>	Belair Cleaners		
<b>CERCLIS ID#:</b>	DCN000306840		
<b>DSN:</b>	DC-071		
<b>Alias Site Names:</b>			
<b>City:</b>	Washington		
<b>County:</b>	District of Columbia		
<b>State:</b>	DC		
<b>Refer to Report Dated:</b>	07/01/2012		
<b>Report Type:</b>	Preliminary Assessment		
<b>Report developed by:</b>	Apex Companies for the District Department of the Environment		
<b>Site Decision Made by:</b>	Joseph Vitello	<b>Date:</b>	9/12/2012

- **DECISION:** L - Lower priority for further assessment

1. **Further Remedial Site Assessment under CERCLA (Superfund) is not required because:**

- N - NFRAP No Further Remedial Action Planned
- A - Addressed as part of an existing NPL site (site will be entered if this is selected)
- D - Deferred to RCRA
- B - Addressed as part of another non-NPL site
- W - Referred to Removal, no further Remedial Assessment
- DN - Deferred to NRC
- SA - Recommended as a SF Alternative Site
- OCA - Other Cleanup Activity: Fed Fac (FF) Private Party Lead (PP) State Lead (OS)

2. **Further Assessment Needed Under CERCLA:**

- H - Higher Priority for further assessment
- L - Lower priority for further assessment
- G - Recommended for HRS Scoring
- F - Referred to Removal, Needs further Remedial Assessment

**DISCUSSION/RATIONALE:**

***Site History***

Belair Cleaners is an active clothing dry cleaner business located in the northwest quadrant of the District of Columbia that was identified by the District Department of the Environment for their District-Wide Strategy on Perchloroethylene (PCE). The strategy proposes to reduce or eliminate exposure to the dry cleaning chemical PCE and focuses on day care facilities located in close proximity to existing or former dry cleaner businesses. The District has prepared a preliminary assessment to evaluate the site's historical use as a dry cleaner and determine if further evaluation is necessary to determine if a release of hazardous substances has occurred.

The property currently consists of an active dry cleaner located within a shopping center that includes seven other businesses. The shopping center property is covered by impervious surfaces including parking lots and sidewalks. To the north of the property are mixed residential, retail, and commercial properties. On the south side of the property are mixed commercial and residential, as well as Fort Stevens, the site of a historic battlefield. Residences and commercial businesses are also found just to the east and west of the site. There is one childcare facility located 259 feet south of the site which provides daycare services to children between 6 weeks and 3 years old.

### ***Environmental History***

The property was identified for assessment as a result of the various clothing dry cleaner businesses that have operated here since the 1950's. Other factors for identification include its proximity to child day care facilities, its prior history of hazardous waste management violations, and the number of other nearby historic dry cleaners.

Currently, only one perchlorate solvent dry cleaning unit is used and it is maintained by a third party company. Approximately 30 gallons of solvent is changed out every 2 to 3 weeks in the closed-loop system. Spent solvent waste is stored in drum containers, outside, within a fenced storage area. Since 1989, seven violations for non-compliance with hazardous waste recordkeeping and storage requirements have been reported. There have been no reported releases of hazardous substances to the air, soil, surface water, or groundwater at this site.

### ***Pathways and Exposure***

The District of Columbia does not permit the use of private drinking water wells within the District limits, therefore human exposure to potentially contaminated groundwater is not expected. No groundwater wells were identified within one mile of the site. Shallow groundwater flow in the area is estimated to be generally east, based on topography. All drinking water supplied to the residents of the District originates at one of two surface water intakes located on the Potomac River and stored in one of two District reservoirs, prior to treatment and distribution.

There are no surface water features present on the property. The nearest surface water body that could potentially receive contaminants from uncontrolled releases at the site is Rock Creek, located approximately one mile west of the site. Rock Creek is a tributary of the Potomac River. It is undetermined at this time if any fisheries exist within 15 miles downstream of the site. Two miles to the northwest of the site, 1.23 miles or approximately 12 acres of wetland has been delineated.

It is unknown at this time whether a release of hazardous substances to surface soils has occurred. Residential areas to the east and a childcare center located 259 feet to the south are the populations at risk to exposure.

### ***Decision***

The District Department of the Environment has a legitimate concern for the health and safety of the nearby child day care occupants and neighboring residents of the site. There is potential that a release has occurred based on the historic use of the site as a dry cleaner and the use of outdoor waste storage practices. In the event that a release has occurred, the nearby child day care facility and residences may be at risk of exposure to contaminants. Therefore, the EPA concurs with the District's assessment to conduct a Site Inspection to verify if there has ever been a release of hazardous substances at this site.